



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

April 15, 2015 5:00PM 75 Calhoun St

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF APRIL 15, 2015

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, April 15, 2015** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

LEGAL BRIEFING

REZONINGS

1. **McIntyre Rd (James Island) TMS# 3370000455** – 2.17 ac. Request rezoning from Diverse Residential (DR-6) to Diverse Residential – Elderly Housing (DR-4).
Owner: Bishop Gadsden Episcopal Retirement Community
Applicant: Hussey Gay Bell
2. **655 East Bay St (East Side - Peninsula) TMS# 4590604019** – 0.723 ac. Request rezoning from Limited Business (LB) to Mixed-Use Workforce Housing (MU-1/WH).
Owner: Smith East Bay LLC
Applicant: White Point Partners LLC
3. **East Bay St (East Side - Peninsula) TMS# 4590604020** – 0.28 ac. Request rezoning from Limited Business (LB) to Mixed-Use Workforce Housing (MU-1/WH).
Owner: International Longshoremen Assoc. Local 1422-A
Applicant: White Point Partners LLC
4. **1388 River Rd (Johns Island) TMS# 3120000208 and a portion of 3120000064** – approx. 26.86 ac. Request rezoning from Conservation (C) to Rural Residential (RR-1).
Owner: Todd Constance and Hazel Goldberg
Applicant: HLA Inc

ZONING

1. **River Rd (Johns Island) TMS# 3120000065** – 19.14 ac. Request zoning of Single-Family Residential (SR-1) on 11.94 ac. and Conservation (C) on 7.20 ac. Zoned Single-Family Residential (R-4) in Charleston County.
Owner: LMC LLC

SUBDIVISION

1. **Deerfield Drive (Middleborough at Shadowmoss – West Ashley) TMS# 3580000038, 133** – 37.45 ac. 130 lots. Request reconsideration of the Planning Commission's recommendation on March 18, 2015 for subdivision concept plan approval. Zoned Diverse Residential (DR-1).
Owner: Shadowmoss, Inc.
Applicant: S² Engineering, Inc.

ORDINANCE AMENDMENTS

1. **Harbor View Rd and Old Summer House Rd (Point Verona PUD – James Island) – TMS# 4241100006, 007, 009, 010, 011, 053-057, 059 & 061-067** – approx. 4.94 ac. Request amendment to the Planned Unit Development Master Plan and Development Guidelines for this property.

Owner: Point Verona Partners LLC

Applicant: JJR Development LLC

2. **River Rd (Stonoview PUD – Johns Island) – TMS# 3150000012, 047 & 120** – 147.09 ac. Request amendment to the Planned Unit Development Master Plan and Development Guidelines and to zone TMS# 3150000120 so as to be included in the Planned Unit Development (PUD).

Owner: River Road Development LLC

Applicant: Byers Design Group – Todd Richardson

STREET NAME CHANGE

1. Request to change the name of **Burns Lane** to **Via Spoleto**.

DISCUSSION ITEM FROM PREVIOUS MEETING

1. Discussion of the request by Planning Commission on March 18, 2015 for information on changes to the Old City Height District for the properties located at 310 and 322 Broad Street.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Reveille on the Ashley (West Ashley) TMS# 4181500017, 039**. 1.78 ac. 4 lots. SR-1. Preliminary subdivision plat under review.
2. **Fenwick Hills, Phase 3 (Johns Island) TMS# 2790000017, 666**. 19.22 ac. 49 lots. SR-1. Preliminary subdivision plat pending approval.
3. **Parcel J (Daniel Island) TMS# 2750000112**. 29.31 ac. 2 lots. DI-GO. Preliminary subdivision plat pending approval.
4. **Parcel E (Daniel Island) TMS# 2710000001**. 70.93 ac. 2 lots. DI-R. Preliminary subdivision plat pending approval.
5. **Swygert's Landing, Phase 3 (Johns Island) TMS# 3120000050**. 36.17 ac. 26 lots. C(ND). Final subdivision plat under review.

6. **Twin Lakes, Phase 1 (Johns Island) TMS# 3450000001.** 29.35 ac. 40 lots. SR-1. Final subdivision plat pending approval.
7. **Parcels Q-5 & R (Daniel Island) TMS# 2750000155, 157.** 2 lots. DI-TC. Final subdivision plat under review.
8. **Battery Island Drive & Scudder Road (James Island) TMS# 4310000287.** 6 lots. SR-2. Final subdivision plat pending approval.
9. **Parcel J, Phase 2 (Daniel Island) TMS# 2750000111, 112.** 0.7 ac. 6 lots. DI-GO. Preliminary subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Reveille on the Ashley (West Ashley) TMS# 4181500017, 039.** 1.78 ac. 4 lots. SR-1. Road construction plans under review.
2. **1385 Ashley River Road (West Ashley) TMS# 3500400032, 035.** DR-1. Road construction plans under review.
3. **Grand Terrace at Grand Oaks (West Ashley) TMS# 3010000692.** 36.29 ac. 85 lots. PUD. Road construction plans under review.
4. **Bradham Acres (James Island) TMS# 3410000032.** 25.03 ac. 43 lots. SR-2. Road construction plans under review.
5. **Parcel J, Phase 2 (Daniel Island) TMS# 2750000111, 112.** 0.7 ac. 6 lots. DI-GO. Road construction plans under review.
6. **Maybank Village, Phase 2 (Johns Island) TMS# 3130000054, 056, 057.** 59.22 ac. 114 lots. SR-6. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON PLANNING COMMISSION

April 15, 2015

Rezoning 1 :

**McIntyre Rd
(James Island)**

BACKGROUND

The applicant is requesting a rezoning from Diverse Residential (DR-6) to Diverse Residential – Elderly Housing (DR-4). The subject property, located off Ferguson Road, is adjacent to properties owned by the Episcopal Home at Bishop Gadsden that are already zoned DR-4. Other surrounding zonings include DR-3, DR-6, and SR-3. Surrounding uses include elderly residential housing, a City Park and single-family and mobile homes.

The Episcopal Home recently acquired the subject property and desires to rezone the property to make the area consistent with the existing retirement home uses.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject property is adjacent to an area designated as **Campus**. The Campus district includes uses that do not necessarily follow the typical block pattern of suburban or urban areas and might include schools, hospitals or assisted living uses. Given the existing uses and development pattern in this area of James Island, the DR-4 zoning is appropriate for these properties.

STAFF RECOMMENDATION

APPROVAL

Rezoning 1

McIntyre Rd (James Island)

TMS# 3370000455

2.17 ac.

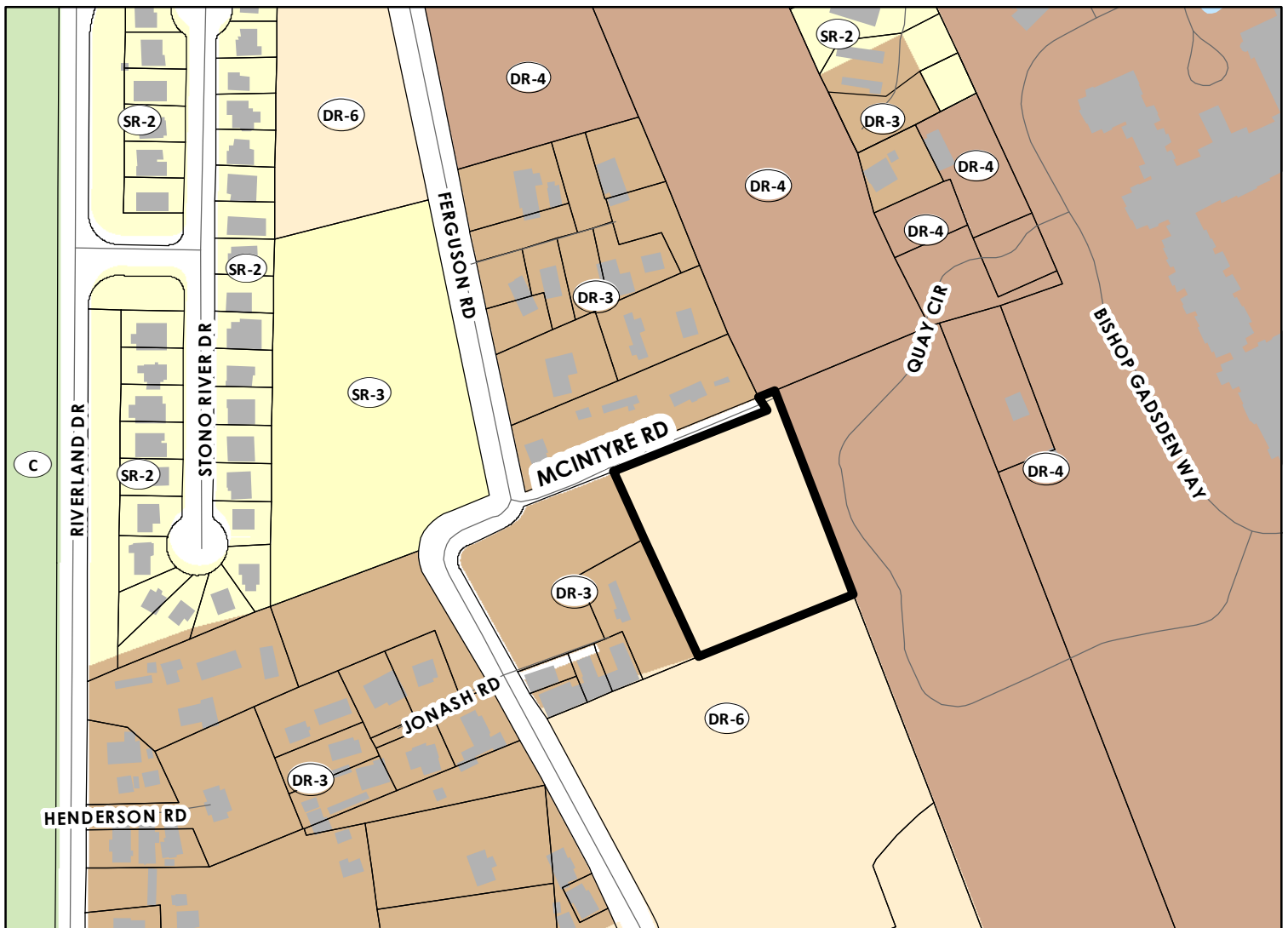
Request rezoning from Diverse Residential (DR-6) to
Diverse Residential – Elderly Housing (DR-4).

Owner: Bishop Gadsden Episcopal
Retirement Community
Applicant: Hussey Gay Bell

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

April 15, 2015

Rezoning 2 and 3 :

655 East Bay St and adjacent vacant property (East Side - Peninsula)

BACKGROUND

The applicants are requesting rezoning for two adjacent properties located from Limited Business (LB) to Mixed-Use Workforce Housing (MU-1/WH). The properties, located on the west side of East Bay Street between Amherst Street and Columbus Street, are vacant but the larger parcel has been recently used as a construction lay-down area for various projects. The subject properties are surrounded by LB zoning on neighboring properties fronting on East Bay Street and Diverse Residential (DR-2F) zoning on adjacent properties fronting on Drake Street (to the rear). Surrounding uses include the State Ports Authority Columbus Pier container terminal (and rail line) across East Bay Street, offices in residential buildings on East Bay Street and a surface parking lot at the corner of Columbus Street and East Bay Street. Properties to the rear of the subject properties contain single and multi-family residential buildings. The recently renovated Cigar Factory building is a few parcels to the north of the subject properties.

The subject properties are on the very edge of the East Side neighborhood and front on high-traffic volume East Bay Street. There is a mix of uses along East Bay and a wide variety of building types. There are single houses, large historic homes, public housing buildings and offices along this street.

The Mixed-Use/Workforce Housing (MU-1/WH) zoning district allows for a mix of uses that incorporates housing opportunities for persons of varying means and incomes, along with complementary nonresidential uses. The permitted uses in MU-1/WH are the same as those allowed in LB. The zoning district encourages a mix of uses, but a development may include a single use such as an apartment building, office building or some other use appropriate in a mixed-use area.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject property is within an area designated as **Urban Core**. The Urban Core is the densest, most mixed-use portion of the City generally comprised of the central business district and parts of the Upper Peninsula. This area consists of a variety of urban uses and building types and has potential for urban infill, thus the MU-1/WH zone district is appropriate for these properties.

STAFF RECOMMENDATION

APPROVAL

Rezoning 2

655 East Bay St (East Side - Peninsula)

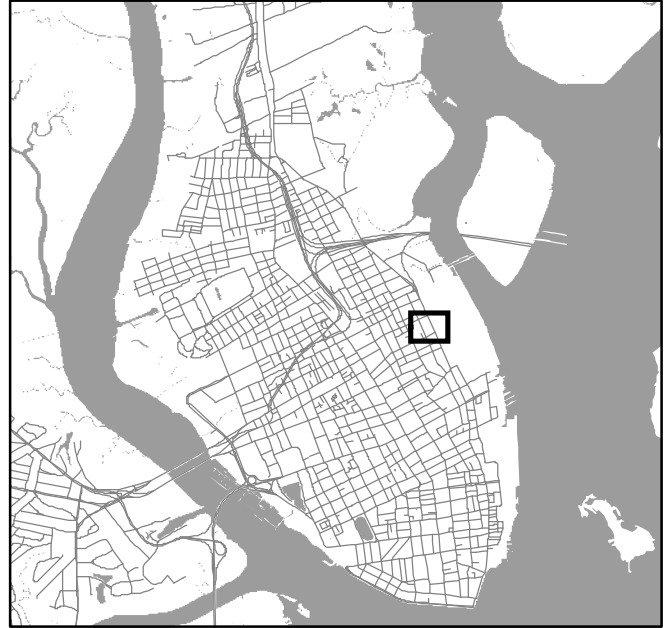
TMS# 4590604019

0.723 ac.

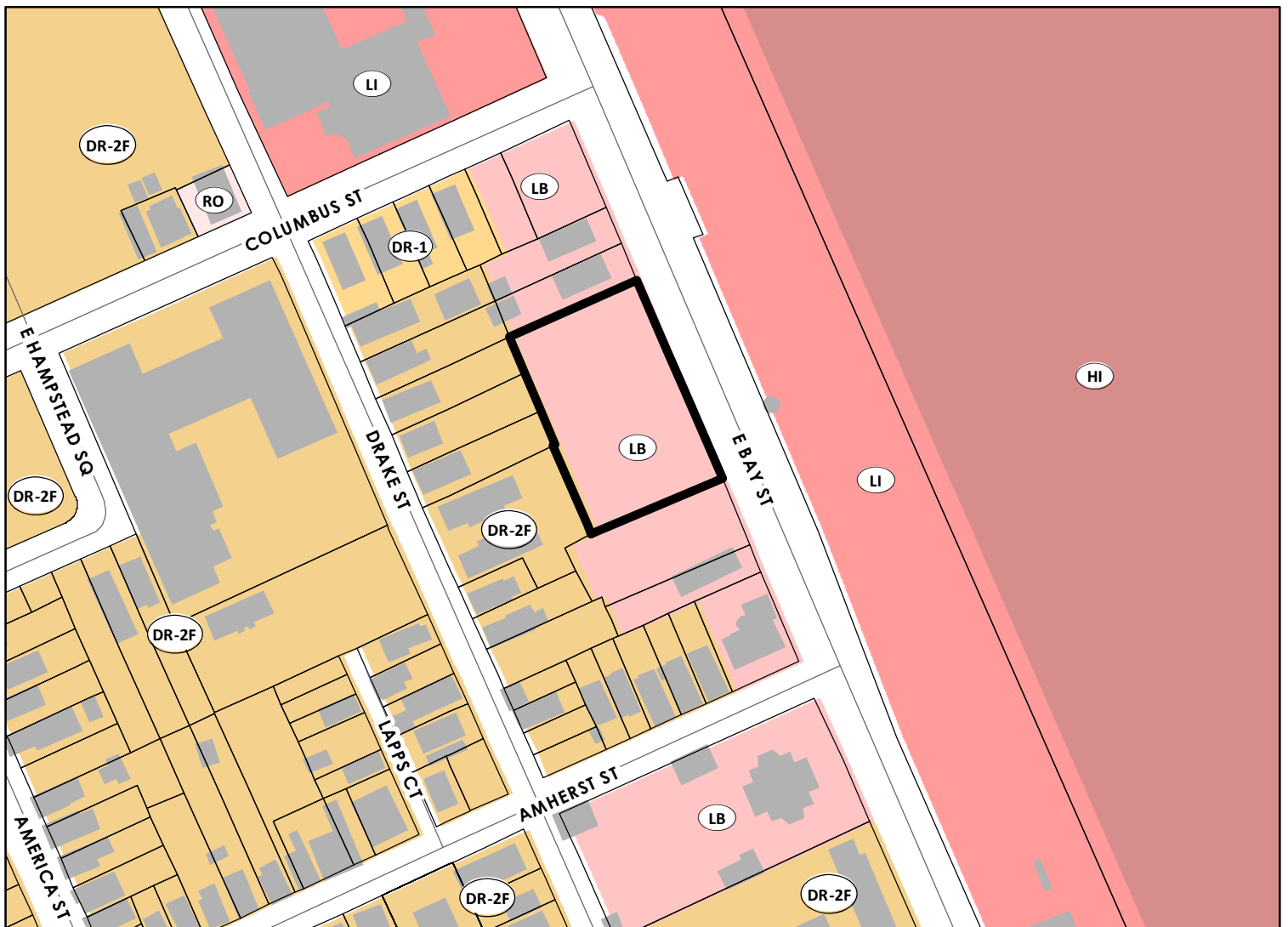
Request rezoning from Limited Business (LB) to
Mixed-Use Workforce Housing (MU-1/WH).

Owner: Smith East Bay LLC
Applicant: White Point Partners LLC

Area



Location



Rezoning 3

East Bay St (East Side - Peninsula)

TMS# 4590604020

0.28 ac.

Request rezoning from Limited Business (LB) to
Mixed-Use Workforce Housing (MU-1/WH).

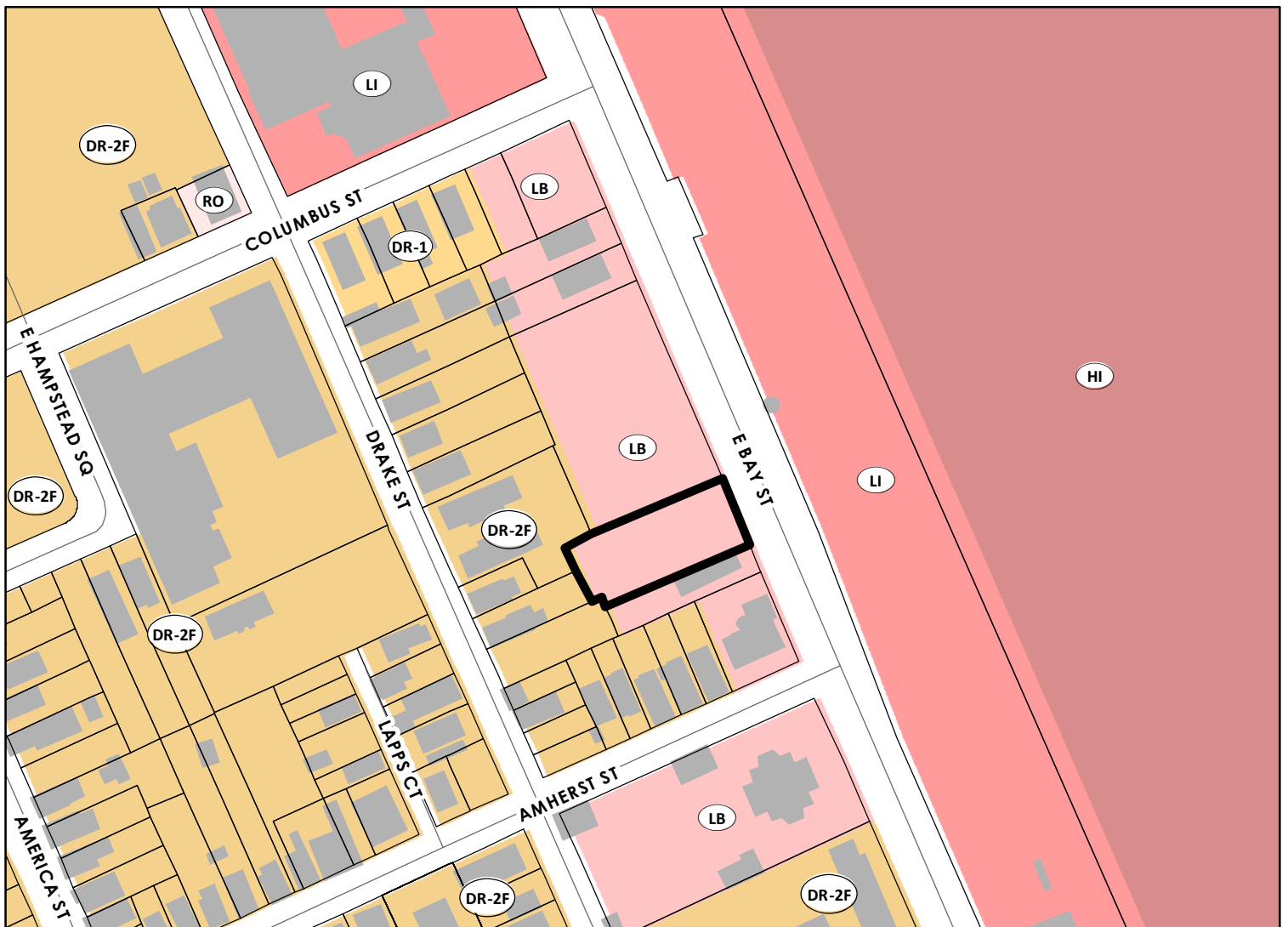
Owner: International Longshoremen
Assoc. Local 1422-A

Applicant: White Point Partners LLC

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

April 15, 2015

Rezoning 4 :

1388 River Rd (Johns Island)

BACKGROUND

The applicant is requesting rezoning from Conservation (C) to Rural Residential (RR-1) on the entirety of one parcel and a portion of the adjacent, larger tract (the residual will remain Conservation). The properties are located on the south side of River Road north of Murraywood Road are large, partially wooded lots with a single-family residential home on each lot. The subject properties are surrounded by single family homes on large lots or other large, vacant lots. Surrounding zonings include Conservation (C), Single-Family Residential (SR-1), RR-1 and Planned Unit Development (PUD – planned for suburban density, single-family residential) in the City and Single-Family Residential (R-4) in Charleston County.

This part of River Road on Johns Island is a transitional area that goes from more suburban to more agrarian as you move from Murraywood Road towards Brownswood Road. The proposed zoning of Rural Residential (RR-1) allows a maximum of 3.5 units per acre.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is within the **Urban Growth Boundary** on Johns Island in an area designated as **Suburban Edge**. Areas designated as such are predominantly residential in character and have lower densities (1 to 4 units per acre) than suburban areas. In some instances, limited commercial or civic uses compatible with the neighborhood occur in these types of areas located on main roads or intersections. Given the plan map designation and transitional nature of the area from suburban to rural, the proposed RR-1 zoning district is appropriate for this area.

STAFF RECOMMENDATION

APPROVAL

Rezoning 4

River Rd (Johns Island)

TMS# 3120000208 and a portion of 3120000064

Approx. 26.86 ac.

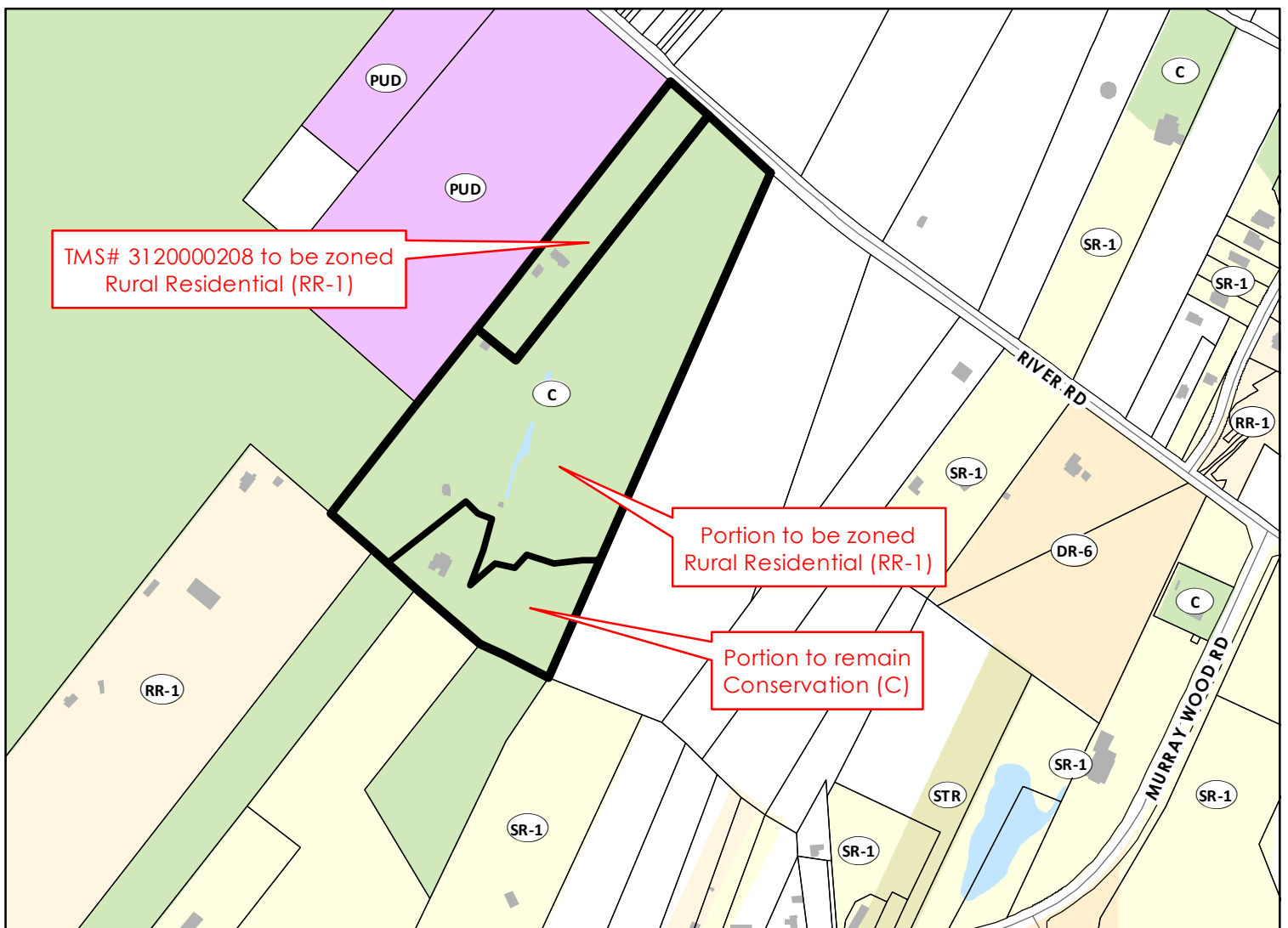
Request rezoning from Conservation (C)
to Rural Residential (RR-1).

Owner: Todd Constance
& Hazel Goldberg

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

April 15, 2015

Zoning 1:

River Rd (Johns Island)

BACKGROUND

The subject property is pending annexation into the City and the property owner is requesting a zoning of Single Family Residential (SR-1) on a portion and Conservation (C) on a portion. The property was zoned Single Family Residential (R-4) in Charleston County. Surrounding and nearby zonings include Conservation and SR-1 in the City, and R-4 in Charleston County. Adjacent and nearby uses include single-family homes on large lots, and small and large wooded or vacant lots. The subject property is currently wooded with no development.

The property is being zoned along with the rezoning of adjacent properties as part of an overall potential residential development plan.

This part of River Road on Johns Island is a transitional area that goes from more suburban to more agrarian as you move from Murraywood Road towards Brownswood Road. The proposed zoning of (SR-1) allows a maximum of 4.8 units per acre and Conservation allows a maximum of 1 unit per 1.5 acres.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The Century V Plan map indicates the subject property is within the **Urban Growth Boundary** on Johns Island in an area designated as **Suburban Edge**. Areas designated as such are predominantly residential in character and have lower densities (1 to 4 units per acre) than suburban areas. In some instances, limited commercial or civic uses compatible with the neighborhood occur in these types of areas located on main roads or intersections. Given the plan map designation, the transitional nature of the area from suburban to rural, and the previous zoning in Charleston County, the proposed SR-1 and Conservation zoning districts are appropriate for this area.

STAFF RECOMMENDATION

APPROVAL

Zoning 1

River Rd (Johns Island)

TMS# 3120000065

19.14 Total ac.

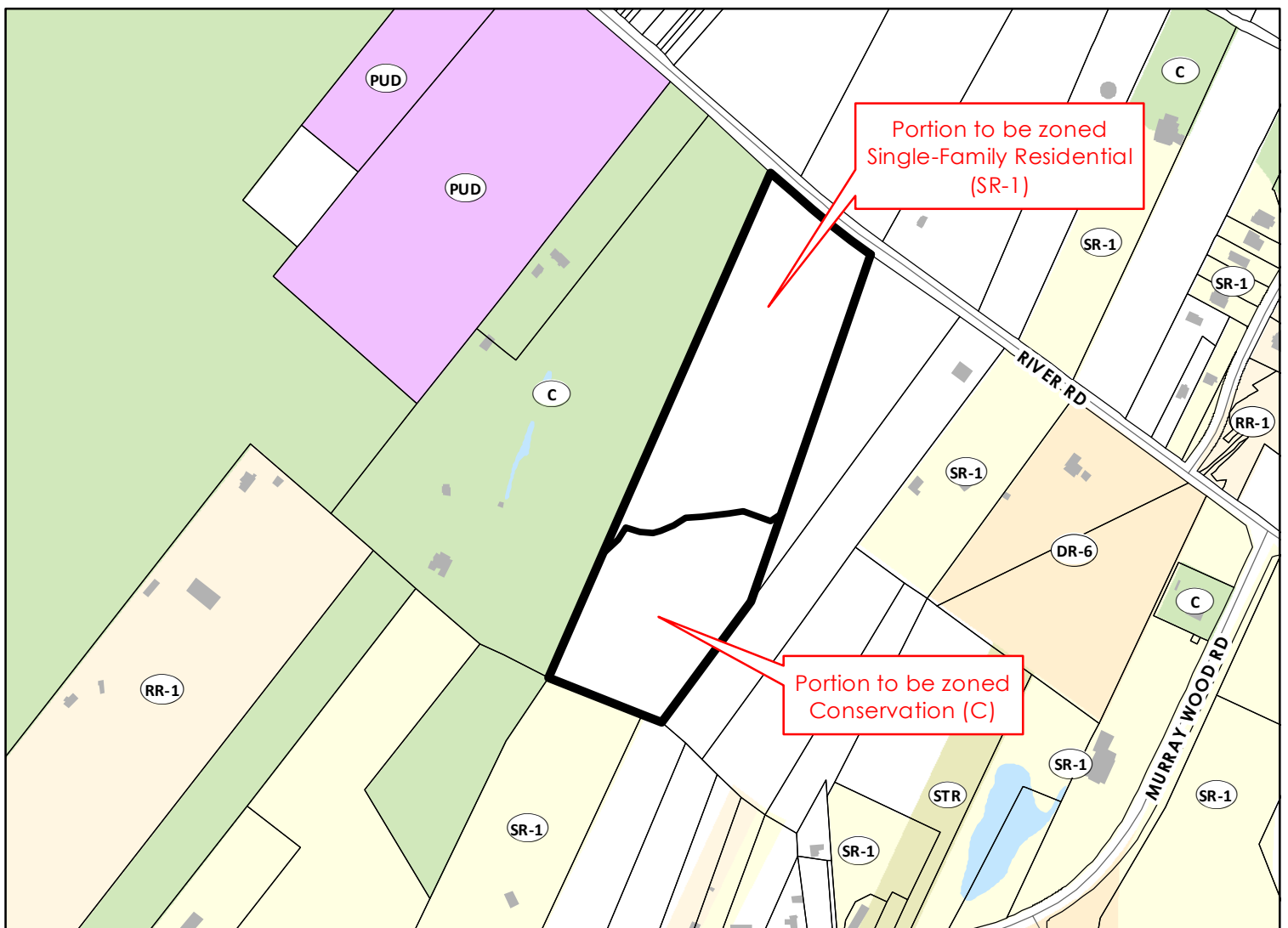
Request zoning of Single-Family Residential (SR-1) on
11.94 ac. and Conservation (C) on 7.20 ac.
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: LMC, LLC

Area



Location



Portion to be zoned
Single-Family Residential
(SR-1)

Portion to be zoned
Conservation (C)

**CITY OF CHARLESTON
PLANNING COMMISSION**

April 15, 2015

Subdivision 1:

**Middleborough at Shadowmoss
(Muirfield Parkway – West Ashley)**

BACKGROUND

Note: The applicant is requesting reconsideration of the Planning Commission's recommendation on March 18, 2015 for subdivision concept plan approval.

The applicant is requesting subdivision concept plan approval for 37.45 acres on Muirfield Parkway and Deerfield Road in Shadowmoss in West Ashley. This project consists of a subdivision to create 118 lots for detached single-family residences, 12 single-family homes on a parcel with existing multi-family units, HOA open spaces, and an amenity center parcel. New rights-of-way will be created as part of the proposed subdivision and all parcels will be accessed from the new rights-of-way. The applicant's intent is to create private rights-of-way that will be gated for access only by residents. The property contains grand trees and Army Corps of Engineers jurisdictional wetlands around which residences and the rights-of-way will be sited. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is currently zoned Diverse Residential (DR-1). The surrounding area includes primarily single-family detached residences.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 1

Deerfield Drive
(Middleborough at Shadowmoss – West Ashley)

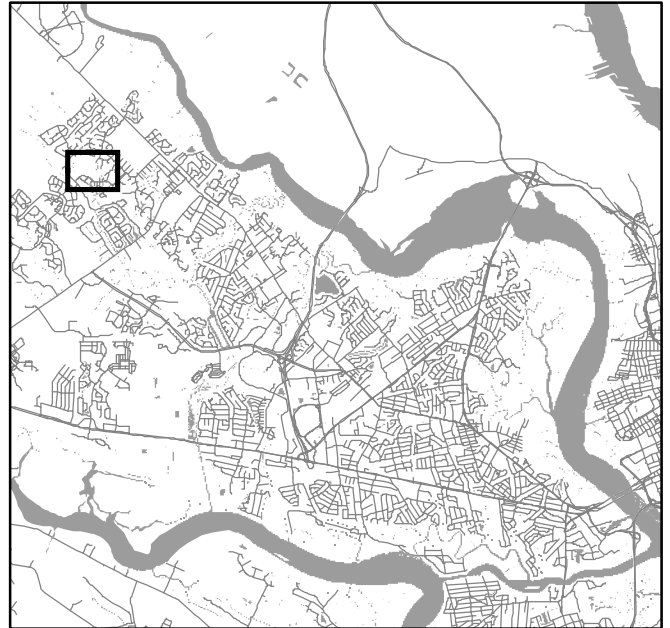
TMS# 3580000038, 133

37.45 ac.

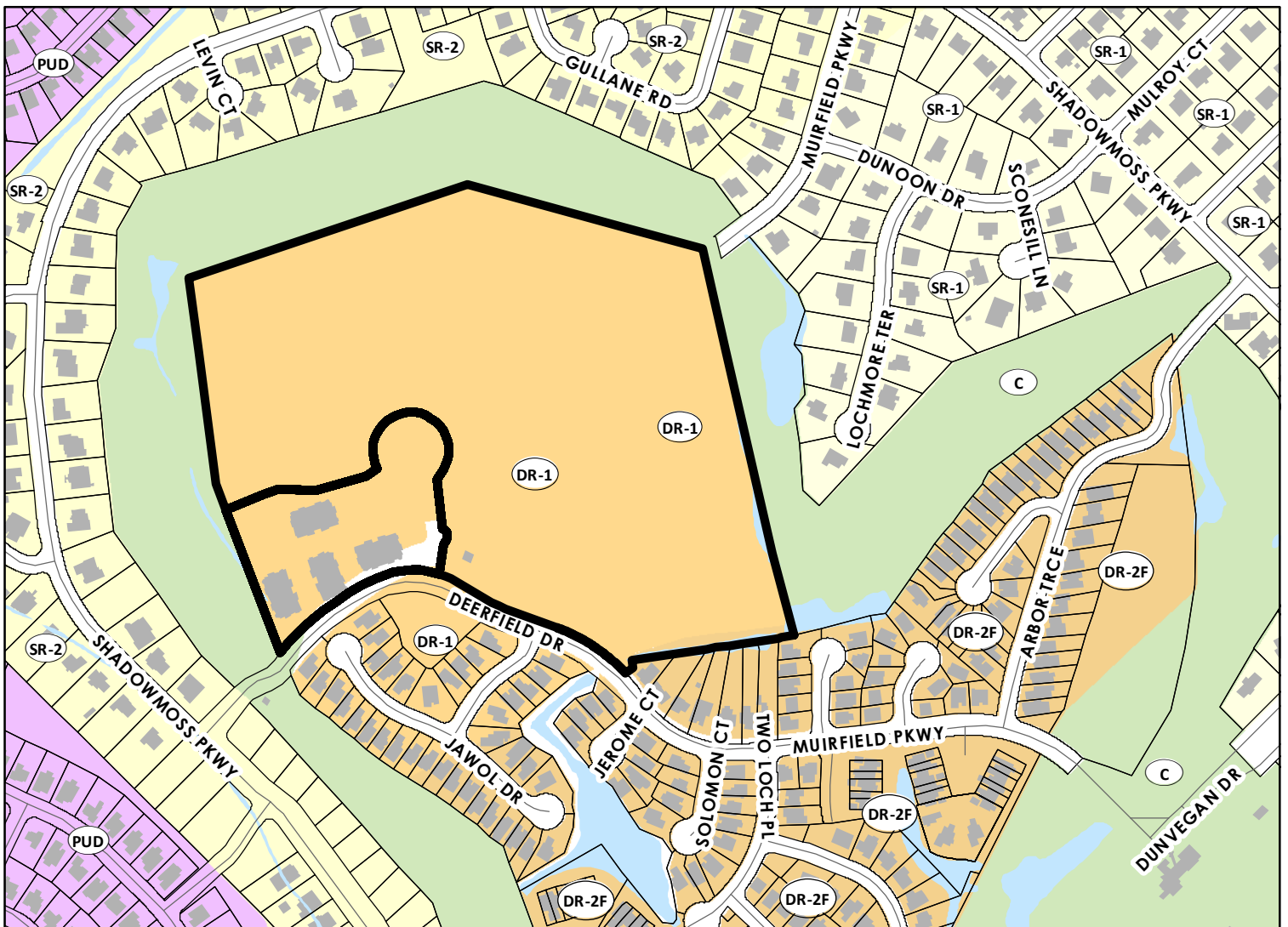
Request reconsideration of the Planning Commission recommendation on March 18, 2015 for subdivision concept plan approval. 130 lots. Zoned Diverse Residential (DR-1).

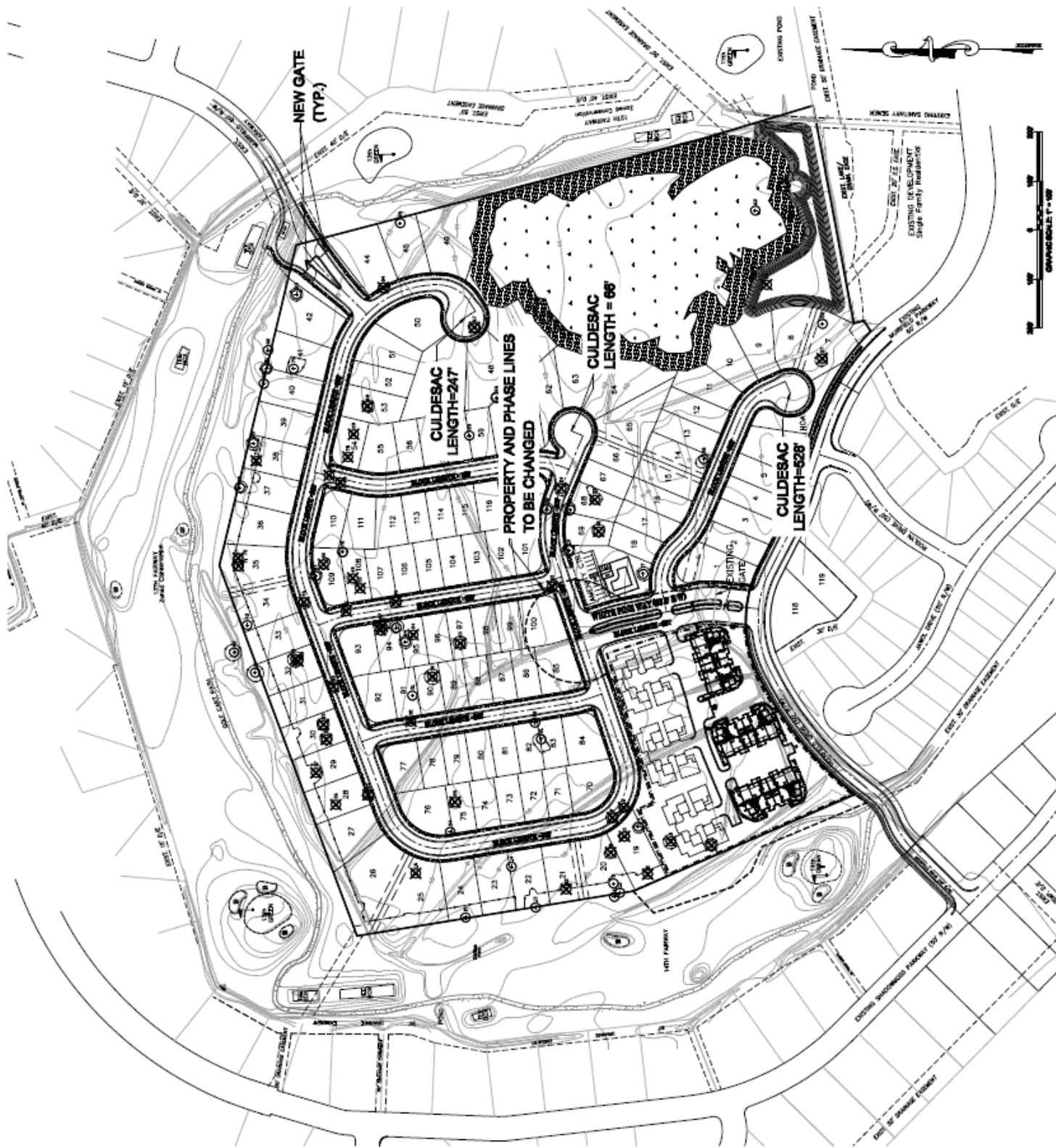
Owner: Shadowmoss, Inc.
Applicant: S2 Engineering, Inc.

Area



Location



[illegible]

**CITY OF CHARLESTON
PLANNING COMMISSION**

April 15, 2015

Ordinance Amendment 1 :

**Harbor View Rd and Old Summer House Rd
(Point Verona PUD – James Island) (James Island)**

BACKGROUND

The applicant is requesting a change to the existing Point Verona Planned Unit Development (PUD) Master Plan and Development Guidelines for this property. The proposed amendment changes the setback requirements indicated in section III of the PUD guidelines. The request is relatively minor and has not effect on the context of the original PUD.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is in an area designated as **Suburban Edge** on James Island. The proposed amendment to the PUD is minor and does not change the intent of the PUD or the character of the existing or future development.

STAFF RECOMMENDATION

APPROVAL

Ordinance Amendment 1

Harbor View Rd and Old Summer House Rd
(Point Verona PUD – James Island)

TMS# 4241100006, 007, 009, 010, 011,
053-057, 059 & 061-067

approx. 4.94 ac.

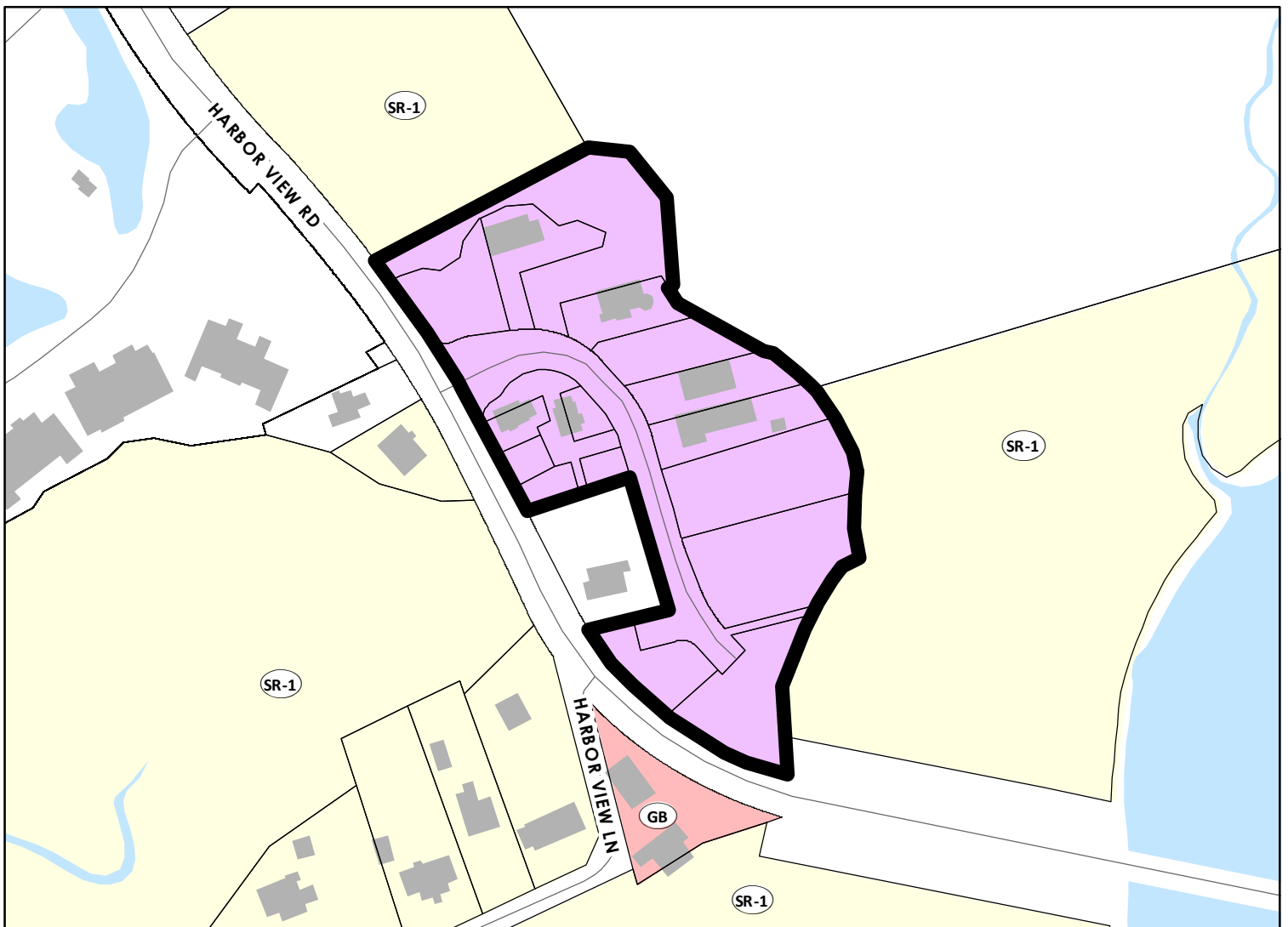
Request amendment to the Planned Unit
Development Master Plan and Development
Guidelines for this property.

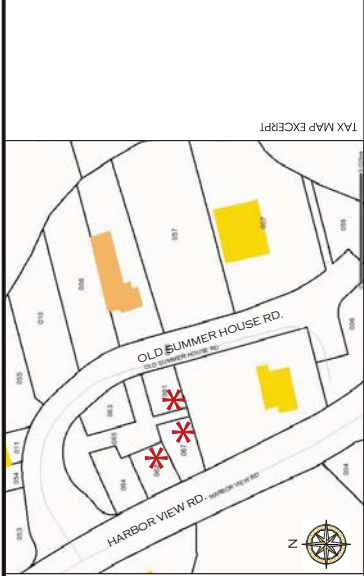
Owner: Point Verona Partners LLC
Applicant: JJR Development LLC

Area



Location





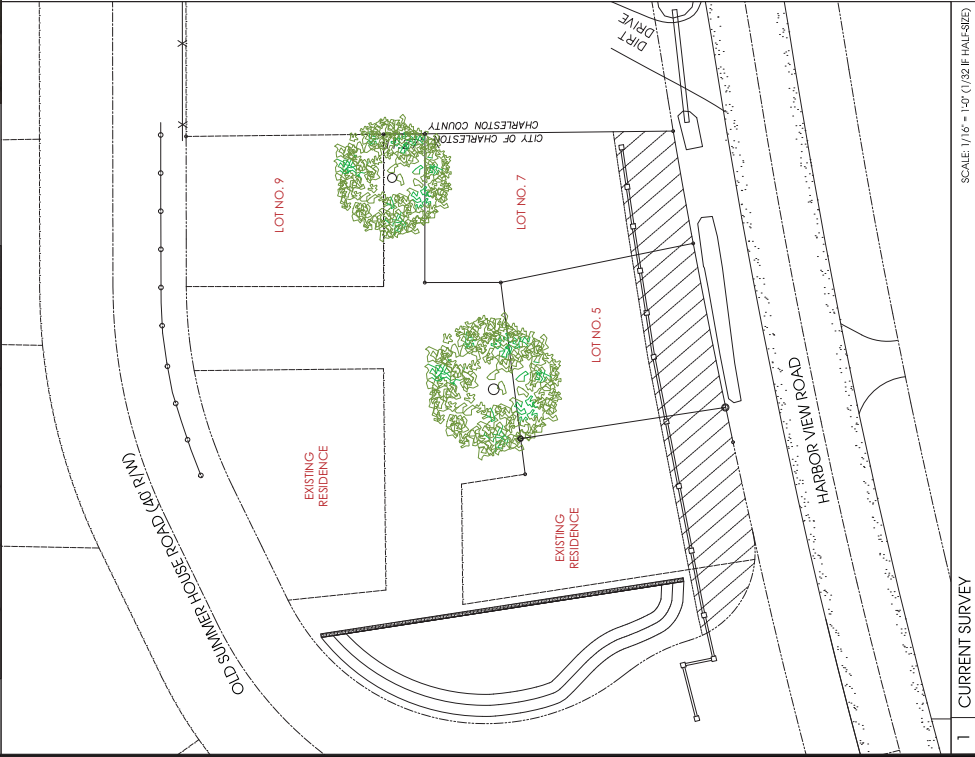
TAX MAP EXCERPT



AERIAL VIEW

3 NEW SINGLE-FAMILY RESIDENCES AT:
5.7+ 9 OLD SUMMER HOUSE ROAD
POINT VERONA
CHARLESTON, SOUTH CAROLINA
TMS #s: 424-11-00-061, 062, 067
ZONING DISTRICT: PUD
FLOOD ZONE: VE(14)

DRAWING SCHEDULE	
A-001	TITLE + EXISTING/PROPOSED OVERALL SITE PLANS
A-002	SITE LAYOUT STUDY
A-003	EXTERIOR ELEVATIONS
A-004	EXTERIOR ELEVATIONS
A-005	RENDERINGS
A-006	RENDERINGS
A-007	CONCEPTUAL SITE LAYOUT (RENDERING)



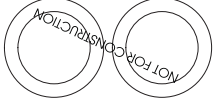
1 CURRENT SURVEY

SCALE: 1/16" = 1'-0" (1/32" IF HALF-SIZE)



2 PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0" (1/32" IF HALF-SIZE)

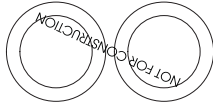


POINT VERONA
3 NEW SINGLE FAMILY RESIDENCES
CHARLESTON, SOUTH CAROLINA

PROJECT NO.	2014-11
DRAWN BY	J. MARTIN
CHECKED BY	J. MARTIN
SHEET NO.	1/1

TITLE +
SITE PLAN

A-001



POINT VERONA
3 NEW SINGLE FAMILY RESIDENCES
CHARLESTON, SOUTH CAROLINA

SITE PLAN
STUDY

PROJECT NO.	2014-11
DATE	10/15/14
DRAWN BY	CHAD LARSEN
CHECKED BY	JFM
SHEET NO.	A-002

PHOTOS OF EXISTING CONDITIONS



1 PROPOSED SITE / IMPROVEMENTS

SCALE: 1/8" = 1'-0" (1/16" IF HALF-SIZE)

CITY OF CHARLESTON PLANNING COMMISSION

April 15, 2015

Ordinance Amendment 2 :

River Rd (Stonoview PUD – Johns Island)

BACKGROUND

The applicant is requesting major amendments to the existing Stonoview Planned Unit Development (PUD) guidelines and Master Plan. The original PUD was approved in 2005 but no significant development has taken place on the subject properties. The Stonoview development's access is on the east side of River Road, approximately 1.2 miles south of the Maybank/River Road intersection. The property borders the Stono River to the East and River Road to the West. A South Carolina Electric & Gas power line easement occupies 0.81 acres of the northeast corner of the property. The future Interstate 526 Right of Way boundary will occupy 0.41 acres directly northeast of the power line easement.

The amendment includes a newly annexed parcel 315-00-00-120 creating a total development area of approximately 147.09 acres. New Land Use and Open Space Plans are both proposed to incorporate this new tract, along with updating area calculations in all major categories. Other minor details with the revision include the clarification of lot and height details, rights-of-way information, open conveyances, site and street signage.

The proposed number of units in the amended PUD is not to exceed 229 single-family residential units making the maximum overall residential density about 2.8 units per acre (no change to the previous PUD). Total open space provided is increasing based on the total developable acreage being added to the PUD.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is within the **Urban Growth Boundary** on Johns Island in an area designated as **Suburban Edge**. Areas designated as Suburban Edge are predominantly residential in character and have lower densities than suburban areas. Given the existing plans for this property and the appropriate proposed density, the proposed PUD changes are appropriate for this area.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS TO BE PROVIDED AT THE MEETING

Ordinance Amendment 2

River Rd (Stono View PUD - Johns Island)

TMS# 3150000012, 047 & 120

Approx. 147.09 ac.

Request amendment to the Planned Unit Development
Master Plan & Development Guidelines

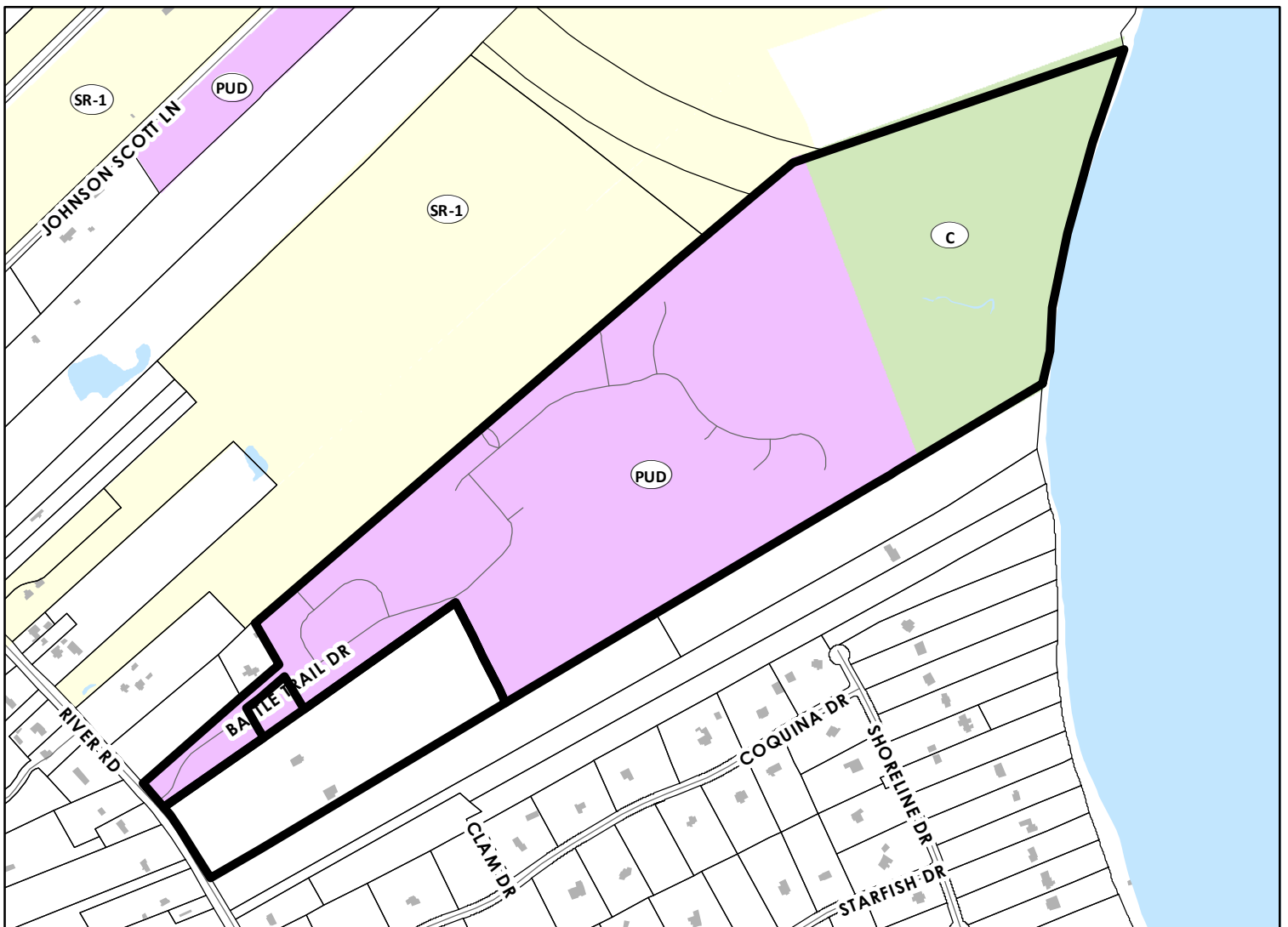
Owner: River Road Development LLC

Applicant: Byers Design Group LLC - Todd Richardson

Area



Location





**CITY OF CHARLESTON
PLANNING COMMISSION**

April 15, 2015

Street Name Change 1:

**Burns Lane to Via Spoleto
(Peninsula)**

BACKGROUND

The applicant is requesting to rename the entirety of Burns Lane, located between King Street and Meeting Street just south of Calhoun Street, to Via Spoleto. The name is proposed by the applicant to recognize and honor the relationship between the City of Charleston and City of Spoleto, Italy and the festival after which it was named. As required by the City, the proposed street name was reserved/approved by Charleston County and the applicant submitted the required petition including signatures of Burns Lane property owners. There are twenty-seven properties that front on Burns Lane but not all have Burns Lane addresses. Many of the owners are part of a property regime that consists of parking spaces for nearby uses. Much of the property frontage is also taken up by College of Charleston properties (chiefly the arena) that are addressed to Meeting Street and Calhoun Street. Many of the other properties are addressed to King Street and Calhoun Street.

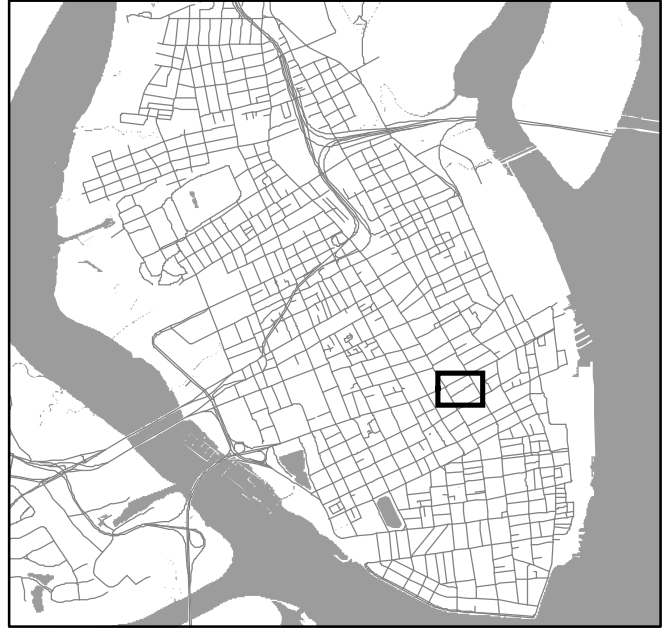
The City's Zoning Code requires Planning Commission to approve all street name changes.

STAFF RECOMMENDATION

TO BE DETERMINED

Street Name Change 1
Request to rename Burns Lane
to Via Spoleto

Area



Location

